

043.A

0001

0010.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

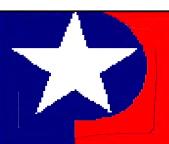
393,200 / 393,200

USE VALUE:

393,200 / 393,200

ASSESSED:

393,200 / 393,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
129		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: MEAGHER MICHELE M

Owner 2:

Owner 3:

Street 1: 131 FRANKLIN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Wood Shingle Exterior and 919 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact Price/Units Type Land Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7080

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	389,900	3,300		393,200		155370
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT								Parcel ID	043.A-0001-0010.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	389,900	3300	.	.	393,200		Year end	12/23/2021
2021	102	FV	378,900	3300	.	.	382,200		Year End Roll	12/10/2020
2020	102	FV	339,400	3300	.	.	342,700	342,700	Year End Roll	12/18/2019
2019	102	FV	349,900	3300	.	.	353,200	353,200	Year End Roll	1/3/2019
2018	102	FV	309,900	3300	.	.	313,200	313,200	Year End Roll	12/20/2017
2017	102	FV	282,900	3300	.	.	286,200	286,200	Year End Roll	1/3/2017
2016	102	FV	282,900	3300	.	.	286,200	286,200	Year End	1/4/2016
2015	102	FV	261,700	3300	.	.	265,000	265,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
BRADFORD JULIA	26710-503		9/30/1996		127,250	No	No	Y			3727	

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/9/2013	1353	Manual	5,000	C					9/2/2021	USPS	MM	Mary M
8/13/2013	1223	Manual	27,500	C					7/12/2018	Measured	DGM	D Mann
9/14/2007	811	Re-Roof	20,650						5/5/2014	External Ins	PC	PHIL C
									1/17/2014	Info Fm Prmt	EMK	Ellen K
									1/10/2014	Info Fm Prmt	EMK	Ellen K
									5/6/2000	Inspected	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	RED	
View / Desir:	N - NONE	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 5	BRs: 2	Baths: 1 HB

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Frl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	122 - 7080

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

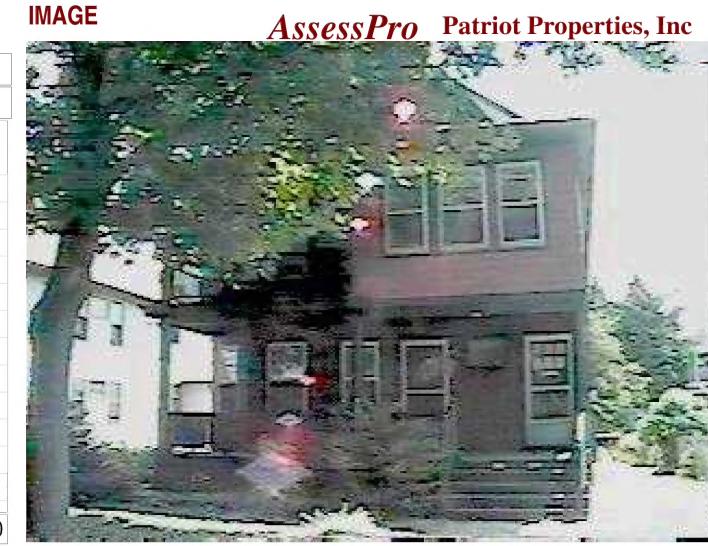
CALC SUMMARY

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	
Juris. Factor:	
Special Features:	0
Final Total:	389900
Before Depr:	448.35
Val/Su Net:	424.27
Val/Su SzAd:	424.27

COMMENTS

CONDO CONVERSION 11/91 648-1637, Building Number 1.

SKETCH



PARCEL ID 043.A-0001-0010.B

IMAGE

AssessPro Patriot Properties, Inc

Total: 3,300